

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 16, 1987
7:30 P.M.

ROLL CALL

Present: Council Members - Pinkerton, Reid, Snider, and Olson (Mayor)

Absent: Council Members - Hinchman

Also Present: City Manager Peterson, Assistant City Manager Glenn, Public Works Director Ronsko, City Attorney Stein, and City Clerk Reimche

INVOCATION The invocation was given by Pastor David Moehring, First United Methodist Church.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was led by Mayor Olson

PRESENTATIONS There were no presentation or awards presented at this meeting.

CONSENT CALENDAR In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Reid, Pinkerton second, approved the following items hereinafter set forth.

CLAIMS CC-21(a) Claims were approved in the amount of \$1,119,185.53.

MINUTES The Minutes of October 21, 1987 were approved as written.

AWARD CONTRACT FOR
STANDBY GENERATOR
REPLACEMENT AT
PUBLIC SAFETY
BUILDING, 230
WEST ELM STREET

RES. NO. 87-172 The City Council adopted Resolution No. 87-172 awarding the contract for the Standby Generator Replacement at Public Safety Building, 230 West Elm Street, Lodi, to Collins Electrical Company and authorized the City Manager to enter into a lease-purchase agreement for the project and transfer funds between appropriate accounts.

This project includes the removal of the existing 1941 gasoline engine and generator assembly (including asbestos insulation), the installation of a new diesel powered engine, generator with controls, and wiring to the building's transfer electrical switching gear.

Plans and specifications for this project were approved on November 4, 1987.

The City received the following bid for this project:

<u>BIDDER</u>	<u>LOCATION</u>	<u>BID</u>
Estimate		\$59,000
Collins Electrical Co.	Stockton	\$81,888

City engineering staff met with Collins Electrical Co., McLaughlin Co. (asbestos removal subcontractor), Valley Mechanical (plumbing subcontractor), and Engine Power Co. (generator supplier). The project was reviewed and a

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number of items were clarified. The result is a change order that will reduce the project cost by \$3,015 and will be signed after the contract is awarded. Based on these discussions and the fact that the estimate did not allow for asbestos removal, it is recommended the project be awarded.

As an alternative to a standard contract, the generator supplier offered a lease-purchase agreement. Collins Electrical will still be the prime contractor and they have no problem with the arrangement. The Finance Director has reviewed the terms of the agreement (5 years @ 7.5%) and feels it would be appropriate for the City to take advantage of their offer.

Council was apprised that, in order to comply with auditors' requests, the lease payments should be made out of the Operating Budget. Sufficient funds to make the lease payments must be provided in the Operating Budget for the remainder of 1987-88.

SPECIFICATIONS FOR
ASPHALT MATERIAL
FOR THIRD AND
FOURTH QUARTERS
OF FISCAL YEAR
1987-88 APPROVED

CC-47

Council approved the specifications for asphalt materials for the third and fourth quarter of fiscal year 1987-88 and authorized the Purchasing Agent to advertise for bids to be received Wednesday, December 30, 1987.

FINAL MAP AND
SUBDIVISION
AGREEMENT FOR
THE MEADOWS,
UNIT NO. 2
APPROVED

CC-46

The City Council approved the final map for The Meadows, Unit No. 2, and directed the City Manager and City Clerk to execute the Subdivision Agreement and map on behalf of the City.

Council was apprised that J. W. Properties, the developer of this subdivision, has furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located on the south side of Kettleman Lane, approximately one-half mile east of Lower Sacramento Road, and contains 42 single-family homes, 2 multi-family homes, and 2 commercial-professional offices.

IMPROVEMENTS AT
1510 WEST CENTURY
BOULEVARD (CHURCH
OF JESUS CHRIST OF
LATTER-DAY SAINTS)
ACCEPTED

RES. NO. 87-173

CC-46

Council adopted Resolution No. 87-173 accepting the development improvements included in the Development Agreement for 1510 West Century Boulevard.

Improvements at 1510 West Century Boulevard have been completed in substantial conformance with the requirements of the Development Agreement between the City of Lodi and the Corporation of the Presiding Bishop of the Church of

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Jesus Christ of Latter-Day Saints dated February 12, 1986 and as specifically set forth in the plans and specifications approved by the City Council.

ALLOCATION OF FUNDS
APPROVED TO EVALUATE
THE EFFECT OF THE
DEPARTMENT OF HEALTH
SERVICES ESTABLISHING
NEW STANDARDS FOR
DIBROMOCHLOROPROPANE
(DBCP)

CC-6
CC-24-
CC-183(a)

Council approved the allocation of funds (\$17,200 from the Water Utility Reserve Funds) to evaluate the effect of the Department of Health Services establishing new standards for dibromochloropropane.

In August 1987, the City of Lodi was made aware of the Department of Health Services (DHS) intention to establish a Maximum Contamination Level (MCL) for Dibromochloropropane (DBCP).

Due to the potential impact of any MCL being established below the current Action Level (AL) of 1 part per billion (ppb) a Request for Proposal (RFP) was developed and sent to several expert engineering firms that have dealt with similar underground contamination problems.

The RFP covered the following areas:

- * Review any and all options available in the event any City well violates a DBCP MCL established by DHS.
- * Review and summary of existing DBCP data on all City wells.
- * Analysis of options and costs to eliminate and/or reduce DBCP levels, based on DHS establishing a MCL of 0.5 ppb.
- * Analysis of options and costs to eliminate and/or reduce DBCP levels, based on DHS establishing a MCL for DBCP of 0.1 ppb.
- * The options and cost estimates need not be site specific, but should include capacity information to help the City evaluate future courses of study.

The City received the following four proposals:

ERM-West, Rancho Cordova	\$ 5,700
Brown & Caldwell, Sacramento	\$14,200
Black & Veatch, Walnut Creek	\$22,000 +
McLaren Engineering, Rancho Cordova	\$30,000 +

With the assistance of Mr. Frank Beeler, Laboratory Services supervisor, a comprehensive and in-depth review of the four proposals was undertaken. The primary purpose of the review was to determine the following:

- * Experience with similar underground contamination problems;
- * Expertise of staff relating to DBCP;
- * Relationship with DHS on DBCP issues;
- * In-depthness of proposed study; and
- * In the best interest of the City of Lodi.

This review has concluded that Brown and Caldwell should be selected for the tasks outlined in their proposal at a cost of \$14,200.

A member of DHS's Administrative Staff, recently stated, "All of DHS's research is zeroing in on a DBCP MCL of 0.1 ppb". This would place 10 of our 19 wells in violation of DHS's health standards. This along with the fact that the City can't find a second well site on the eastside without DBCP contamination, it is felt that there is an urgent need to complete this study as soon as possible.

It is recommended that \$17,200 (\$3,000 for recommended sampling) be allocated from the Water Utility Reserve Funds to commence this study.

ALLOCATION OF FUNDS
APPROVED FOR CATHODIC
PROTECTION OF WASTE-
WATER LIFT STATIONS

CC-20
CC-47

The City Council approved an appropriation of \$15,000 from the Wastewater Capital Outlay Reserve for the installation of impressed current cathodic protection on the City's wastewater lift stations.

Council was apprised that, early in the summer of 1987, while on routine inspection, City wastewater maintenance personnel found holes in the steel wall of the Mokelumne Village Wastewater Lift Station. The floor of this station is approximately 25 feet below the ground. A corrosion specialist was called in to evaluate all five of the City's lift stations. Their evaluation indicated that the standard passive corrosion protection installed with the stations (buried magnesium anodes) would not provide long-term protection for the steel structures. Their recommendation was that the City begin a program of installing impressed current cathodic protection devices on the stations, starting with the Mokelumne Village Station.

The requested amount (\$15,000) will provide for a standard design for the stations and installation by City forces at all five locations. The work would be done by City electricians over the next two years.

It was recommended this allocation be approved as a means toward protecting these facilities. The cost to replace a corroded lift station shell would likely be near \$100,000.

WATER MASTER PLAN
PROJECT APPROVED

CC-6
CC-88
CC-183(a)

City Council approved the preparation of a new Water Master Plan by Psomas & Associates and appropriated an additional \$15,000 from the Water Capital Outlay Reserve.

Council was informed that 1987/88 Capital Improvement Program includes \$40,000 for an updated Water Master Plan. The last plan was completed 10 years ago. The plan is outdated in many respects, including its assumptions as to well locations and capacities and projected land use and population density. In order to properly develop a plan for expansion of the water system to coincide with the adoption of the new General Plan, work should be started now.

The budgeted amount was based on a rough guess made a year ago and did not include sufficient funds for the analysis of future water supply. The total project includes:

- Psomas Engineering \$38,200
- City Engineering - This is an estimate of the time to be charged by City engineering staff in working with the consultant, data collection, and review. 3,000

- Computer Model - A main frame computer model of the water system was developed as part of the previous Master Plan. It is now available on a microcomputer. This would allow City staff and the consultant much quicker access and allow future updating and runs to be made by City engineers. The concept including a microcomputer was reviewed and approved by the City Management Information Systems (MIS) Committee during the last budget process. 9,000
 - Contingencies (10%) 4,800
- \$55,000

The work will be coordinated with separate studies on DBCP contamination.

COUNCIL APPROVED
STANDARDIZATION OF
LIGHT UTILITY
VEHICLES

CC-20
CC-47

Council approved standardization of purchases of future light utility vehicles to be used by the Parks and Recreation Department with Cushman Corporation as the manufacturer.

MODIFIED CLASS
SPECIFICATIONS
APPROVED FOR
CERTAIN CLASSES
IN THE ELECTRIC
UTILITY DEPARTMENT

CC-34

The City Council approved modified class specifications for certain classes in the Electric Utility Department. Council was apprised that the specifications had been prepared by management in the Electric Utility Department and reviewed by representatives of I.B.E.W.

COMMENTS BY CITY
COUNCIL MEMBERS

PROCLAMATION
PRESENTED BY
MAYOR

CC-37

Mayor Olson presented a proclamation proclaiming "Christmas Cantree Week"

REQUEST FOR
INFORMATION
REGARDING
OPERATION OF
RICHARD L. HUGHES
COMBUSTION TURBINE
PLANT

CC-51(d)
CC-126

Council Member Pinkerton requested certain information pertaining to the operation of the Richard L. Hughes Combustion Turbine Plant such as a) the number of hours it operated in the last year, b) the amount of kilowatts produced during that period and c) the cost of operation during that period.

HOLIDAY GREETING
EXTENDED TO
COMMUNITY

The City Council wished all citizens of this community a happy and safe holiday.

Continued December 16, 1987

COMPLAINTS
RECEIVED REGARDING
LOCAL HOTEL

CC-16

Mayor Pro Tempore Snider reported receiving numerous complaints that a local hotel was not providing adequate heating of that facility for its tenants and indicated that Staff has been directed to investigate this matter and to do whatever is necessary to remedy this situation.

COMMENTS BY THE
PUBLIC ON NON AGENDA
ITEMS

CITIZEN INQUIRES
ABOUT PROGRAM
UNDER WHICH DRUNK
DRIVERS ARE BILLED
FOR THE COST OF
EMERGENCY RESPONSE

CC-152

Walter Pruss, 2421 Diablo Drive, Lodi, reported on a program being implemented by the City of San Jose, whereby persons being arrested for drunken driving are being billed for the cost of emergency response. City Manager Peterson advised that the City of Lodi is looking into implementing a like program.

PUBLIC HEARINGS

There were no public hearings scheduled for this meeting.

PLANNING COMMISSION

Council was apprised that the Planning Commission has not met since Council received the last report.

COMMUNICATIONS
(CITY CLERK)

CLAIMS

CC-4(c)

On recommendation of the City's Contract Administrator and the City Attorney, Council, on motion of Mayor Pro Tempore Snider, Reid second, denied the following claim and referred it back to the City's Contract Administrator:

John G. Czipka, Sr. DOL 11/7/87

COUNCIL CONCURS
WITH MAYOR'S VARIOUS
APPOINTMENTS AND
REAPPOINTMENTS TO
CITY BOARDS
AND COMMISSIONS

On motion of Council Member Pinkerton, Reid second, Council concurred with the following appointments and reappointments to various City Boards and Commissions:

LODI SENIOR CITIZENS COMMISSION

CC-2(i)

Eleanor Todd to fill the unexpired term of Consuelo "Connie" Stevens, which term is due to expire December 31, 1988

MOSQUITO ABATEMENT DISTRICT

CC-2(e)

Robert S. Fuller Two Year Term expiring December 31, 1989

LODI SENIOR CITIZENS COMMISSION

CC-2(i)

Trella Arieda Four Year Term expiring December 31, 1991
Violet Stenson Four Year Term expiring December 31, 1991

REGULAR CALENDAR

PLANS AND
SPECIFICATIONS FOR
BUILDING DEMOLITIONS
122 NORTH MAIN STREET
(ABANDONED SUBSTATION
AND STORAGE BUILDINGS),
125 NORTH STOCKTON
STREET (STORAGE
BUILDINGS) AND 208
EAST LOCUST STREET
(HALE PARK
AUDITORIUM AND
RESTROOM, APPROVED

CC-12.1(c)

Council was apprised that this demolition project is a combination of two separate projects - the Hale Park auditorium and the water tank replacement. They are being combined because of the similar type of work and timing of the projects.

Water Tank

Construction of the new water tank is scheduled for spring and summer 1988. The tank is to be located north of and slightly east of the old tank in conformance with the recently adopted Parks and Recreation Department Corporation Yard Master Plan. This requires clearing of the abandoned substation and the old Utility Department "Water Works" building. This building is used for storage, an office and "ready room". However, in order to provide alternate space for the displaced people and materials, the small buildings fronting the alley are also being removed. Phasing the removal will allow the Parks and Recreation Department time to provide temporary facilities to replace their present "ready room" area. The recommendation from the Parks and Recreation Department provides for salvaging of the cornerstones and other artifacts from the historic building. This recommendation comes from the Arts Commission, it has been approved by the Parks and Recreation Commission, and has been included in the specifications.

Hale Park - 208 East Locust Street

Funds were budgeted (\$37,000) in the 1987/88 Capital Improvement Program for exterior repairs and painting to the auditorium. An inspection and analysis of the building determined it is not economically feasible to make the necessary repairs. The City Council approved demolition of the building earlier in the fall. The attached recommendation from the Parks and Recreation Department provides for the demolition of the Hale Park restrooms in conjunction with the Hale Park Auditorium. The restroom demolition is included in the plans and specifications.

Mr. Rick Dentino, Chairman, of the Lodi Arts Commission, addressed the Council advising that as an outgrowth of a City Council meeting with regard to the Master Plan for the Recreation and Parks Department offices and corporation yard remodeling, City Manager Peterson requested that the Lodi Arts Commission review the entire site to determine any potential problems with demolishing any of the existing structures because of historical importance located in or on the structures.

Mr. Dentino indicated that he toured the entire site and found that there were several important pieces of memorabilia that should be preserved. He specifically

indicated he felt no building needed to be kept in its original state, but instead, when demolishing the oldest buildings on site, one of which is known as the jail and the other building of similar construction that is currently used for Park and Recreation Department storage that care be given to retain an antique door, the decorative block, the blocks containing dates and the portion of the wall containing the bars for the jail cell. These items should then be stored until such time as the Hutchins Street Square Foundation begins construction of their wall surrounding the proposed sculpture garden at Hutchins Street Square.

Mr. Dentino indicated that the Parks and Recreation Commission unanimously voted to accept the Lodi Arts Commission recommendation to conserve these artifacts when demolishing said buildings at the Parks and Recreation Office complex.

The following persons addressed the Council asking for more time for research regarding the old jail facility :

Maria Serna, 801 West Elm Street, Lodi

Ann Meyers, 131 South Avena, Lodi

A lengthy discussion followed with questions being directed to Staff.

On motion of Mayor Pro Tempore Snider, Reid second, Council approved the plans and specifications for building demolitions - 122 North Main Street (abandoned substation and storage buildings), 125 North Stockton Street (storage buildings) and 208 East Locust Street (Hale Park Auditorium and Restroom) and authorized the City Clerk to advertise for bids.

Further, Staff was directed to place on the agenda for the meeting of February 3, 1988, the award of this contract. It was requested that a citizens recommendation regarding the jail be presented to the Council by that date so that a final determination could be made by the Council regarding the jail structure at that time.

VARIOUS ACTIONS
TAKEN REGARDING
APRIL 12, 1988
GENERAL MUNICIPAL
ELECTION

CC-18

City Clerk Reimche introduced various matters pertaining to the April 12, 1988 General Municipal Election. Following discussion, Council took the following actions:

RES. NO. 87-174

On motion of Council Member Pinkerton, Reid second, Council adopted Resolution No. 87-174 ordering the Canvass of the April 12, 1988 General Municipal Election.

RES. NO. 87-175

On motion of Council Member Reid, Snider second, Council adopted Resolution No. 87-175 - A resolution of the City Council of the City of Lodi providing for the appointment to the offices of this City that were to be elected April 12, 1988 of the persons who have been nominated if there are not more candidates than offices to be elected.

RES. NO. 87-176

On motion of Council Member Reid, Snider second, Council adopted Resolution No. 87-176 - A Resolution of the City Council of the City of Lodi, California, providing that the determination of a tie vote by candidates who received an

equal number of votes and the highest number of votes for one office for the April 12, 1988 General Municipal Election will be by lot.

CLOSED SESSION
REGARDING PROPERTY
ACQUISITIONS AND
POSSIBLE LITIGATION
PERTAINING TO
HUTCHINS STREET
SQUARE

CC-27(a)
CC-161

At approximately 8:30 p.m. the meeting was adjourned to a "Closed Session" regarding property acquisitions - 211 West Elm and 303 West Elm Street, Lodi.

CC-27(e)

Further, on motion of Council Member Pinkerton, Reid second, Council voted that because of the urgency of the matter, to also meet in "Closed Session" regarding possible litigation regarding Hutchins Street Square.

CC-27(a)
CC-161

The Council reconvened at approximately 9:15 p.m. and it was announced that the Council by unanimous vote of all members present, directed the City Manager to proceed with the acquisition of property located at 211 West Elm and 303 West Elm Street, Lodi.

There being no further business to come before the Council, the meeting was adjourned at approximately 9:20 p.m.

ATTEST:

Alice M. Reimche
Alice M. Reimche
City Clerk